

# Local Market Update – March 2015

A Research Tool Provided by the Charleston Trident Association of REALTORS®



## Upper Mount Pleasant

Area 41

Single-Family Detached	March			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	146	<b>143</b>	- 2.1%	345	<b>355</b>	+ 2.9%
Closed Sales	101	<b>105</b>	+ 4.0%	210	<b>208</b>	- 1.0%
Median Sales Price*	\$397,000	<b>\$425,000</b>	+ 7.1%	\$397,376	<b>\$426,614</b>	+ 7.4%
Average Sales Price*	\$448,296	<b>\$484,874</b>	+ 8.2%	\$443,312	<b>\$474,847</b>	+ 7.1%
Percent of Original List Price Received*	97.5%	<b>96.8%</b>	- 0.7%	97.0%	<b>97.9%</b>	+ 0.9%
Days on Market Until Sale	77	<b>86</b>	+ 11.4%	78	<b>75</b>	- 4.4%
Inventory of Homes for Sale	322	<b>312</b>	- 3.1%	--	--	--

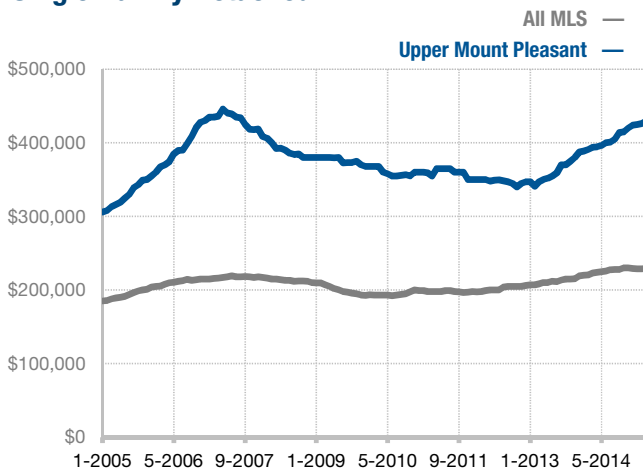
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	39	<b>38</b>	- 2.6%	87	<b>102</b>	+ 17.2%
Closed Sales	18	<b>21</b>	+ 16.7%	57	<b>58</b>	+ 1.8%
Median Sales Price*	\$270,015	<b>\$212,000</b>	- 21.5%	\$214,400	<b>\$211,000</b>	- 1.6%
Average Sales Price*	\$275,537	<b>\$230,500</b>	- 16.3%	\$247,454	<b>\$226,735</b>	- 8.4%
Percent of Original List Price Received*	99.9%	<b>96.3%</b>	- 3.6%	99.2%	<b>96.9%</b>	- 2.3%
Days on Market Until Sale	76	<b>44</b>	- 41.6%	82	<b>48</b>	- 41.2%
Inventory of Homes for Sale	85	<b>53</b>	- 37.6%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

